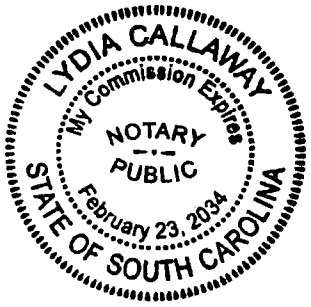
Karen Johnson
Batch # 1163313
07/29/2024 11:12:19 AM
Fees: $23.00 Taxes: $8,917.00
Davidson County
DEEDWARRSP
4 pgs
20240729-0056958

 (Notary Stamp)	STATE OF SOUTH CAROLINA COUNTY OF BERKELEY I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Million Four Hundred Ten Thousand and no/100 Dollars ($2,410,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 24 day of July, 2024. Notary Public My commission expires: 02/23/34

This Instrument Was Prepared By:
Wes Weigel, Attorney Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
RP BEAM TOY OFFC, LLC	RP BEAM TOY OFFC, LLC	13414003800
100 Coastal Drive, STE 400	100 Coastal Drive, STE 400	
Charleston, SC 29492	Charleston, SC 29492	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **Tennessee- Western Kentucky Conference of The United Methodist Church, Inc., a Tennessee non-profit corporation, formerly known as Tennessee Conference, United Methodist Church, Inc.**, Grantor, has bargained and sold and by these presents does transfer and convey unto **RP BEAM TOY OFFC, LLC, a Tennessee limited liability company**, Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

[*SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.*]

This is improved property identified as 304 South Perimeter Park Drive, Nashville, TN 37211.

Grantor hereby disclaims and releases any interest held under the trust clause of the United Methodist Church, as provided in The Book of Discipline.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is awfully seized and possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION, SOUTH PERIMETER PARK, SECTION FIVE, as recorded in Plat Book 6050, Page 302, Register's Office of Davidson County, Tennessee. 3) Declaration of Protective Covenants for Perimeter Park of record in Book 5801, Page 38, as corrected in Book 5920, Page 427, Register's Office of Davidson County, Tennessee. 4) All matters appearing on the ALTA/NSPS Land Title Survey of the Tennessee-Western Kentucky Conference of the United Methodist Church, Inc., Project Number 24-12-01541.00, dated June 10, 2024 and prepared by TTL, Inc., W. Logan McCraw, TN RLS No. 2887.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands on this the 26 day of July, 2024.

Tennessee-Western Kentucky Conference of The United Methodist Church, Inc.,
a Tennessee non-profit corporation

By: Raul B. Alegria
Name: Raul B. Alegria
Its: Trustee

By: [signature]
Name: Leticia Mayberry Wright
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raul B. Alegria with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and whom further acknowledged that he/she is a Trustee of the Tennessee-Western Kentucky Conference of The United Methodist Church, Inc. the within named bargainor, and that as such Trustee of the Tennessee-Western Kentucky Conference of The United Methodist Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the 26 day of July, 2024.

[signature]
NOTARY PUBLIC

Commission Expires: 10/25/27

BRANDI GALBRAITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Letisia Wright, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and whom further acknowledged that he/she is a Trustee of the Tennessee-Western Kentucky Conference of The United Methodist Church, Inc. the within named bargainor, and that as such Trustee of the Tennessee-Western Kentucky Conference of The United Methodist Church, Inc., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand, this the 26 day of July, 2024.

NOTARY PUBLIC

Commission Expires: 10/25/27

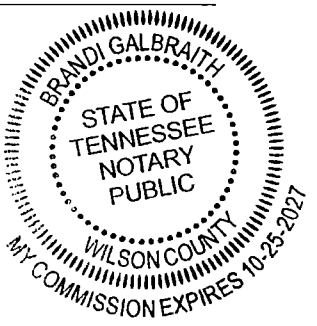


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4, Second Revision, South Perimeter Park, Section Five, as shown on the plan of record in Plat Book 6050, Page 302, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Conference, United Methodist Church, Inc., by Special Warranty Deed from State Farm Mutual Automobile Insurance Company, an Illinois Corporation, of record in Instrument No. 20060223-0021424, in the Register's Office for Davidson County, Tennessee, dated February 22, 2006, and recorded on February 23, 2006. Tennessee Conference, United Methodist Church, Inc., is now known as Tennessee-Western Kentucky Conference of The United Methodist Church, Inc., a Tennessee Nonprofit Corporation.